

FEE SCHEDULE\*  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
ZONING, PLANNING AND TECHNICAL DIVISIONS  
**EFFECTIVE AUGUST 1, 2006**

**Zoning Permits, Variances, Appeals, Amendments & Special Permits**

Zoning Ordinance Text Amendment	\$1,000
Zoning Permit (including Home Occupation Permit)	\$75
Administrative Permit	\$150
Variance	\$500
Administrative Variance/Modification or any Administrative waiver authorized by ZO	\$200
Appeal to Board of Zoning Appeals	\$500**
Appeal to the Board of Supervisors	\$500**
Sign Package Permit	\$1,000
Sign Permit	Temporary All Others
	\$25 per sign \$50 per sign plus \$2 per square foot
Bio-Solid Fees	
1) Storage facilities annual fee	\$300
2) Spreading fee (paid only for acres spread)	\$2 per acre
Special Permits Categories 1 thru 8	\$500
Special Permits Categories 9 thru 22	\$800
Any Special Permit that is not in a category	\$500
Subdivision Potential Research for all Zoning Districts	\$100
Buildable Lot Determination	\$100
Reissue Valid Subdivision Potential Letter (Regulation or Property Change)	\$25
Administrative Renewal of Special Permit	\$150
Zoning Compliance Letter/Form	\$100 per parcel
Zoning Compliance Letter/Form Involving Proffers	\$250 per parcel

**Special Exceptions**

Category 1 & 2	\$800 plus \$25 per acre
Category 4 - 8 & 32	\$750
Category 9, 10, 11 & 23	\$1,225
Category 3, 12 – 19, 21, 22 & 24 - 30	\$900
Category 20	\$900
Category 20 (Residential – 1 lot, Private Individual Sewage System)	\$700
Category 20 (Commercial, Industrial, Residential, Private Sewage System)	\$700 up to 1,000 gpd
Greater than 1,000 gpd	\$700 + \$30 per 1,000 gpd
Category 20 (Telecommunications Facilities)	\$7,000
Category 31	\$1,075
Amendment to Special Exception	50% of current SE fee
Administrative Renewal of Special Exception	\$150
Special Exception Extension/Renewal	50% of current SE fee
Any Special Exception that is not in a category	\$875

**Comprehensive Plan**

Comprehensive Plan Amendment (Requiring rezoning)	50% of current rezoning fee
Comprehensive Plan Amendment (No rezoning required)	\$1,600
Comprehensive Plan Compliance Review (15-2-2232 VA Code)	\$800

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**Postponement of any Public Hearing by Applicant After Advertisement      \$150**

**Rezoning**

Historical District	No Fee
Rural Agriculture/Rural Conservation	\$550
Rural Residential	\$1,250 plus \$40 per acre
Residential 1, 2, 3, 4 Village	\$1,250 plus \$150 per acre
Town House/Garden Apartment/Mobile Home Park	\$1,450 plus \$150 per acre
Commercial 1, Village Commercial	\$1,250 plus \$150 per acre
Commercial 2, 3	\$1,250 plus \$150 per acre
Industrial	\$1,250 plus \$150 per acre
Planned District	\$2,150 plus \$150 per acre
Proffer Amendment (Not involving significant modifications to the Concept Development Plan or Proffer Statement)	\$1,600 or 50% of current rezoning fee, whichever is less
Amendment to Approved Rezoning (Substantive changes, e.g. to the Concept Development Plan, Proffered Conditions and Traffic Impact Analysis – does not include changing Zoning districts or categories)	50% of current rezoning fee

**Site Plans**

Waiver of Site Plan	\$100
Minor Site Plan	
Residential	\$500 plus \$50 per unit
Non-Residential	\$500 plus \$50 per acre
Telecommunications	\$1,500
Amendment (No additional acreage)	\$500
Major Site Plan	
Residential	\$5,000 plus \$250/unit plus \$20/address unit
Non-Residential	\$5,000 plus \$400/disturbed acre, plus \$20/address unit
Telecommunications	\$3,000 plus \$2,000 if no Special Exception
Additional fee for 3 <sup>rd</sup> and subsequent submission, excluding signature sets	\$750 flat fee
Amendment (no additional acreage or additional units)	\$1,000
Waiver of any Zoning Ordinance requirement, including landscaping, in conjunction with site plan approval	\$200 per requirement requested to be waived

**Subdivisions**

<b>Preliminary Plats:</b>	1st Submission	\$2,500 plus \$120 per lot
	2 <sup>nd</sup> Submission	Fee included above
	3 <sup>rd</sup> & Subsequent Submissions	\$400 Flat fee
Preliminary Plat Extension		1 <sup>st</sup> \$100 – 2 <sup>nd</sup> 50% of base fee
Preliminary Plat Amendment	Minor	\$1,000
	Major	50% of current fee

<b>Final Construction/ Infrastructure Plans</b>	
Residential: 1 <sup>st</sup> Submission	\$5,000 plus \$250 per lot

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	2 <sup>nd</sup> Submission 3 <sup>rd</sup> & Subsequent submissions Signature Set	Fee included above \$600 Flat Fee No Fee
Non-Residential	1 <sup>st</sup> Submission 2 <sup>nd</sup> Submission 3 <sup>rd</sup> & Subsequent submissions Signature Set	\$5,000 plus \$400 per disturbed acre Fee included above \$600 Flat Fee No Fee
Approved Construction Plans (Subsequent Amendments)		\$1,000 plus \$50 per lot
Landscape Plan Waiver (Director)		\$150
<b>Final Plats</b> (includes GIS addressing fee):	1 <sup>st</sup> Submission 2 <sup>nd</sup> Submission 3 <sup>rd</sup> & Subsequent submissions Signature Set	\$1,000 plus \$80 per lot Fee included above \$400 Flat Fee No Fee
Final Plat Extension		50% of Base Fee
<b>Administrative Subdivisions</b> (includes GIS Addressing Fee)		\$600 plus \$60 per lot
<b>Boundary Adjustment</b>		\$500
<b>Family Transfer</b> (includes GIS Addressing Fee)		\$600 plus \$60 per lot
<b>Large Lot</b> (Divisions greater than 50 acres) (includes GIS Addressing Fee)		\$500 plus \$110 per lot
<b>Non-Residential Division</b>		\$600 plus \$60 per lot
Appeal of the Subdivision Approval/Denial		\$500
<b>Subdivision Plat Amendment, Easement Plat, Utility Plat</b>		\$300
<b>Deed/Plat of Vacation/Rededication</b>		
1-5 lots		\$200
6-24 lots		\$300
Over 25 lots		\$400
<b>Resubdivision</b>		See Preliminary & Final Plat Fees & Final Construction Plan Fees
Waiver of Subdivision or Zoning Ordinance Regulation (BOS & PC)		\$350
Waiver of Subdivision or Zoning Ordinance Regulation (Administrative)		\$200
Subdivision Ordinance Text Amendment		\$550

**Agricultural & Forestal District**

Agricultural & Forestal District Application	\$100 per parcel
Agricultural & Forestal District Withdrawal	\$100 per parcel

**Streets**

Street Sign Application (GIS fee)	\$30 plus cost of sign
Street Name Change (Cost of sign will be reimbursed if not approved) (GIS fee)	\$30 plus postage, advertising and sign cost
Street Resolutions/VDOT Acceptance into State System	\$500 plus \$400 per street segment
Street Inspection	\$300 per inspection request

**Technical Review Fees & Permits**

Traffic Impact Analysis Review	\$1,000
Private Pond Review	\$400
Floodplain Determination Letter	\$25
Floodplain Study (Requires FEMA processing)	

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Base Fee	\$1,000
Plus per square mile of drainage area	\$500
Plus per proposed bridge/culvert/crossing	\$800
Plus per floodplain encroachment	\$800
Private Streets (Subdivision Plans)	
Base Fee (Up to 500 Feet)	\$500
Plus additional length greater than 500 feet	\$0.50 per additional foot
Design Standards Modification request (SWM and E&S)	\$300
Minor Floodplain Alteration	\$1,000
Drainage Study (Normally a driveway crossing the floodplain)	\$400
Hydrogeological Study	\$750
E&S Plan Review	\$250 plus \$250 per acre
Land Disturbing Permit	
Single-Family Dwelling Erosion & Sediment Control Fee	\$200
All Others (\$15,000 maximum)	\$200 plus 10% of E&S Bond
Erosion & Sediment Control Reinspection	1 <sup>st</sup> None – Subsequent \$250
Supplemental Land Disturbing Plan	\$750 + \$250 per disturbed acre
Land Disturbing Reinstatement Fee (Result of Stop Work Order)	50% of original permit fee
Wetland Mitigation/Restoration Plans	\$2,500 plus \$250 per disturbed acre
Review of Preliminary Soils Report	
Less than 3 acres	\$325
30 to 30 acres	\$750
Greater than 30 acres	\$750 plus \$25 per acre in excess of 30 acres
Type 1 Soil Map & Report	
Less than 3 acres	\$325
3 to 30 acres	\$750
Greater than 30 acres	\$750 plus \$25 per acre in excess of 30 acres
Bonds	
Initial Bond Estimate Review	
Bonds up to \$300,000	\$450
Bonds greater than \$300,000	\$900
Reduction, Release, or Extension	\$500 per request

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